

Intermodal Review Committee

May 9, 2006 Minutes

Meeting called to order at 7:11 p.m. due to needing to give people more time due to change in venue

Members present: Mayor Carol Lehman, Eric Schultz, Sam Boyajian, Scott Coup, Lee Metcalfe, John Kirgan, Dan Wehmeier, Ron Ragan, John Blackburn, Edgerton Councilmember (for Mayor Cross), Gabe Brown and Shirley Bruce Brown-VanArsdale. Dave Drovetta –Chair was present by phone.

Staff Present: Stewart Fairburn, Melissa Mundt, Fred Sherman, David Greene, Art Davis -Facilitator

Also Present: Bernice Duletski, Assistant County Manager, Johnson County; Skip Kalb, Director of Strategic Development BNSF; Steve Forsberg, Director Corporate Relations BNSF; Chuck Burriss, Intermodal Hub Operations BNSF; Peter Solie, Gardner Area Chamber of Commerce; Greg Kindle, EDC; and Scott Goehri, HDR; Chris Kinzel, HDR; Rita Moore, Edgerton City Clerk; Bill Gilhaus, USD 231 Superintendent; Mark Taylor, Gardner News.

Public present: Count by City Staff indicates approximately 225-250 public in attendance.

Welcome and Introductions

Mayor Carol Lehman, Acting Committee Chair, and Art Davis, Facilitator, provided an overview of the scope and process. Mayor Lehman announced July 19 Public Comment Session to be hosted by the City Council.

Review and Approval of Minutes from April 25 Meeting

Minutes were approved with no changes

Distribution of Public Input/Questions since April 25

Mayor Lehman discusses the ways in which public comments have been received and acknowledges the opposition meeting that was held on Sunday, May 7th. The Mayor requested Art Davis to read the responses to the questions or concerns raised by the statement that was being emailed related to the project.

The questions and responses were handed out to the committee and Art Davis read them. He also mentioned the next meeting will be on May 16 with a discussion of the economic impact and governmental services.

Intermodal Committee Minutes 5/09/06

Page 2

Presentation and Committee Discussion

Development Standards and Land Use by Fred Sherman, Community Development Director, City of Gardner

Fred Sherman reviewed the City's comprehensive plan, development plan, and future land use plan. He discussed the growth statistics and the annual projected population growth and Gardner being approximately 55,000 by 2025.

Fred Sherman presented the concept of a back-to-back relationship with different types of zoning, so that the back of one building faces the back of the other.

Mr. Sherman presented information on traffic counts for commercial uses. He presented the traffic issues that Gardner will be facing even without a Logistics Park. Main Street could have traffic similar to 23rd Street in Lawrence, and that Main Street will need access management and a lane where possible for turns. He also stated that New Century Air Center has about 4,000 employees and 1,000 trucks per day; and he showed pictures of Highway 7 and Old 56 Highway and the truck traffic there which has the same traffic counts as the projected opening of the Intermodal facility about 2,000 per day.

Transportation Study – Scott Goerhi, HDR

Mr. Goerhi defined a "trip" as one vehicle either to the facility or leaving the facility. A vehicle entering and then leaving would be two trips. He also described the project, the location and the Intermodal facility, rail-served and non-rail served distribution centers. Offsite development may occur.

On-Site Development

<u>Years 1-5</u>	<u>Employees</u>	<u>Truck/auto Daily Trips</u>	<u>Sq. Ft</u>
Intermodal	150	2,100	
Warehousing	510	3,800	850,000
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	660	5,900	850,000
Years 6- 20			
Intermodal	300	4,600	
Warehousing	2,800	21,300	4,450,000
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	3,100	25,900	4,450,000

Off-site Development

Years 1-5	Employees	Truck/auto Daily Trips	Sq Ft.
Warehousing	0	0	0
Years 6- 20 Warehousing	4,080	33,900	7,500,000
Total On and Offsite	7,180	59,800	11,950,000

Mr. Goerhi discussed the various options that were evaluated. At the beginning truck traffic would travel 191st to Gardner Road interchange and there would be need for a new interchange later. He then discussed traffic volumes on Main Street and I-35 in 2025:

	Current	2025 No build	2025 Build
Main @ Center	20,000	37,000	34,000
I-35 n of 175th	42,000	103,000	93,000
I-35 s of 175	20,000	77,000	80,000

Traffic drops off in the build scenario because jobs in the City reduce the amount of traffic going to jobs to the north. Traffic on 56 Highway increases slightly due to employee traffic, not truck traffic. A question was raised about how no truck traffic on Main would be managed. The answer was to require right-turns only along Waverly to force them to the southern exit. It was also noted that the Gardner interchange would need improvements by 2025 with or without the Intermodal.

Infrastructure changes/improvements needed:

191st and Waverly roads would need to be improved, possible 4-lane with median, some improvement on Gardner interchange, close Four Corners at 56 Highway and at 191st; 183rd would be closed through the site; grade separations on Waverly, abandonment of the track through Big Bull Creek Park; and the overpass on Center would have to be rebuilt to accommodate the extra tracks there.

Future improvements:

Grade separation at 199th and Sunflower; I-35 interchange within 5-10 years.

The transportation study did not include areas west of the site (Edgerton). Mr. Sherman stated that we are working with the County and their CARNP Plan. A study of the larger area is needed, county-wide, but it has not been commissioned. Mr. Goerhi concluded

that the current study is a long-term view and that the Johnson County population growth will drive infrastructure changes.

Questions from the committee yielded:

The interchange would be a separate phase and that initially 191st and the Gardner Road interchange would be used. The interchange locations that are being looked at are at Waverly/199th or at Homestead. The trigger for the new interchange is going to be based on capacity. There are federal and state funding sources for the interchanges anticipated. The costs for all the improvements are between \$60 and \$120 million. There have been no requests for city funding, TIF's or abatements. Traffic calming is not normally used on arterial locations.

Security issues were discussed. It was mentioned that 100% inspection of containers is not likely. Chuck Burris, BNSF, talked about the new drive thru x-ray machine that is about two years out.

Review Meeting Schedule

Art Davis

- May 16th next meeting at High School
- June 6th Public Forum at City Hall
- June 13 and 27 meetings
- July 10 presentation to Council meeting. It was suggested that this could be a joint meeting with the Planning Commission.
- July 19 public comment on final report

Questions or Comments by Committee Members

There were no further questions by the members of the Committee.

Adjourn

The meeting adjourned at 8:50 pm.